

WARRANTY DEED

000502

KNOW ALL MEN BY THESE PRESENTS, that I, DORIS L. LEGENDRE, of Waterville, Kennebec County, State of Maine for consideration paid, GRANTS to DORIS L. LEGENDRE, sole Trustee, or her successors in trust, under the DORIS L. LEGENDRE LIVING TRUST, dated August 30, 1995, and any amendments thereto, whose mailing address is 19 Northern Avenue, Waterville, Maine, 04901, with WARRANTY COVENANTS, certain lots or parcels of land situated in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

PARCEL ONE

Being Lot No. 95 on a revised plan of Mayflower Realty Company made by Sherman K. Smith, C.E., dated January 17, 1959 and recorded in Kennebec County Registry of Deeds, in Plan Book 22, Page 8.

This conveyance above is made and taken by the grantees with the restrictions and limitations herein enumerated, for themselves and their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them forever, for the benefit of the grantor, his heirs and assigns and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least thirty (30) feet from North Riverside Avenue and fifteen (15) feet from any other boundary lines of the above land hereby conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than Twelve Thousand Dollars (\$12,000.00) as of this day's value; and that at no time shall any building or structures of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for mercantile or commercial purposes.

Meaning and intending to convey the same premises conveyed to the Grantor herein by Warranty Deed of Robert T. Hendrick, dated May 13, 1982, and recorded in the Kennebec County Registry of Deeds in Book 2469, Page 344.

PARCEL TWO

Being Lot No. 96 on a revised plan of Mayflower Realty Company, made by Sherman K. Smith, C.E., dated January 17, 1959, and recorded in Kennebec County Registry of Deeds in Plan Book 22, Page 8.

This conveyance is subject to the restrictions in the deed of Mayflower Realty Company to Ben S. Dillenbeck dated March 18, 1980, and recorded in Kennebec County Registry of Deeds Book 2281, Page 13.

Meaning and intending to convey the same premises conveyed to the Grantor herein by Warranty Deed of Henry C. Dillenbeck, Richard V. Dillenbeck, W. James Rice and Donald K. Rice, dated August 31, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3815, Page 71.

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WITNESS my hand and seal this 2nd day of December, 19 95.

SIGNED, SEALED AND DELIVERED in the presence of:

WITNESS

Doris L. Legendre
DORIS L. LEGENDRE

STATE OF MAINE

COUNTY OF Kennebec

}
} ss December 2, 19 95
}

Then personally appeared the above named DORIS L. LEGENDRE, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jay H. Krall
Notary Public/Attorney at Law

RECEIVED KENNEBEC SS.

96 JAN -5 PM 2:05

Law Offices of Jay H. Krall, 66 State Street, Augusta, Maine 04330-5610; tel. (207)626-3330